

# LYNCHBURG CITY COUNCIL

## Agenda Item Summary

MEETING DATE: **May 28, 2002 (Work Session)**

AGENDA ITEM NO.: **8**

CONSENT:

REGULAR: **X**

CLOSED SESSION:

ACTION: **X**

INFORMATION:

(Confidential)

ITEM TITLE: **The Merritt Hutchinson Stadium Project: Authorization to Bid**

**RECOMMENDATION:** Authorize City staff to advertise the revised Merritt Hutchinson Stadium Project and receive bids for construction.

**SUMMARY:** City Staff was directed to incorporate the items identified during the value engineering meetings held subsequent to the previous bidding of The Merritt Hutchinson Stadium construction documents. The items to be modified and their estimated dollar values, which represent savings to the project, are:

**Estimated Value**

\$ 25,000	Masonry – modifications
50,000	Concrete – Allow option of cast in place or precast
50,000	Fencing – chainlink instead of ornamental
200,000	Field Access – no direct access
50,000	Tower roof – no ornamental roof
10,000	Service Corridor – finish as maintenance corridor only
50,000	Delete extra seats – no new seats on 1 <sup>st</sup> base side
75,000	Time – longer construction schedule
<b>Total</b>	<b>\$510,000</b>

In addition to the value engineering items the revised documents include new features which are intended to enhance revenue generation. A concourse level press box allows for three additional skyboxes (for a total of eight) in the design. The change from extra seats to a tiered concrete viewing area along the first base side provides both cost savings now and the potential for future revenue following construction.

Past estimates for the project have been based on the Previous Construction Estimate. This estimate includes the following:

Low Base Bid for the Stadium project of 8/22/00	\$4,698,000
Low Bid for the Food Service Equipment	356,106
5% Contingency	234,900
4.5% Construction Administration	232,864
<b>Total</b>	<b>\$5,521,870</b>

Based on these revisions and the previous construction estimate (minus contingency and construction administration), the revised construction estimate is:

Previous Construction Estimate	\$5,054,106
Value Engineering Deductions	<510,000>
Lighting Project (completed)	< 225,594>
<b>Revised Estimated Construction Cost</b>	<b>\$4,318,512</b>

Staff proposes the following project schedule for the project:

Advertise Revised Project	June 2002
Receive Bids	July 2002
Award Contract	August 2002
Construction Phase*	September 2002 – July 2003

\* with provision that Stadium will be ready to host ball games in April 2003

PRIOR ACTION(S):

October 1, 2001- City Council approved the Stadium Lighting sub project and directed staff to move forward with the installation of the new lights. (This sub project is now complete.)

February 5, 2002 - Council's Physical Development Committee approved the allocation of \$124,615 necessary for the revisions to the construction plans and other bid documents.

BUDGET IMPACT: Funding in the proposed FY2003 Capital Budget allocates \$4,799,561 for construction of this project. The revised construction estimate of \$4,318,512 is \$481,049 less than the allocation. However, the construction estimate is based on the previously received low bid and assumes that none of the potential add alternates will be included in the project. These add alternates will be evaluated and may be accepted or waived following the receipt of bids. Construction Administration for this project will probably cost more than originally estimated due to City staff vacancies.

Staff anticipates additional City expense of \$22,000 per year for maintenance of the improved Stadium.

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ATTACHMENT(S): none

REVIEWED BY: